
RESIDENTIAL LAND USE



GOALS

- A range of housing opportunities for all economic levels.
- A high quality living environment in Mira Mesa's residential neighborhoods.
- Residential subdivisions that are designed to preserve Mira Mesa's unique system of canyons, ridge tops and mesas.
- Compliance with the *Comprehensive Land Use Plan for NAS Miramar*.

INTRODUCTION

Most of the early residential development in Mira Mesa took place on the flat mesa areas and consisted of single-family detached dwellings, arranged in modified gridiron-patterned subdivisions. Beginning in the 1980s, residential development expanded to the northern and eastern boundaries of the community near Los Peñasquitos and Lopez Canyons. Development in these areas relied on cutting and filling of tributary finger canyons to enlarge buildable pad areas.

As the community has grown, residents have become keenly aware and protective of Mira Mesa's canyon systems. Since most of the areas that remain to be developed are constrained by substantial canyons and hillsides, the physical form of new development and how well it fits in sensitive slope areas will continue to be key community issues.

POLICIES

1. Determination of Permitted Density

- a. In determining the permitted density and lot size for specific projects, within the density ranges provided under the Proposals below, the City shall take into account the following factors:
 - 1) Compatibility with the policies established in this Plan;
 - 2) Compatibility with the density and pattern of adjacent land uses;
 - 3) Consideration of the topography of the project site and assurance that the site design minimizes impacts on areas with slopes in excess of 25 percent and sensitive biology.
- b. The City shall permit very low-density development in canyon and slope areas that are not to be preserved for open space and shall permit flexibility in street improvements in residential subdivisions in topographically constrained sites.

2. Citywide Development Criteria

The City shall require that discretionary permits conform with the following citywide guidelines and criteria:

- a. The Urban Design Element of the General Plan, which contains guidelines for development of valleys, canyons and hillsides;
- b. The development regulations of the Hillside Review (HR) Overlay Zone (Municipal Code Section 101.0454) and the Hillside Design and Development Guidelines, where applicable.
- c. For property that is in the Coastal Zone (generally the area west of the intersection of Caminito La Bar and Calle Cristobal, north of Mira Mesa Blvd.), the coastal regulations of the HR zone (Subsection J). These regulations limit encroachment into sensitive slope areas.

3. Community-specific Development Criteria

In the review of discretionary permits proposed for property in the Coastal Zone, the HR Overlay Zone, or abutting any of the major canyons that form the framework of the open space system in Mira Mesa (Los Peñasquitos, Lopez, Carroll Canyon or Rattlesnake) the City shall employ the criteria on **pages 115 and 116** of this Plan (**Development Criteria**) in its determination of consistency with this Plan.

4. Compliance with the Miramar CLUP

Future proposals to allow residential development in areas within the Airport Overlay Designation shall be reviewed for compliance with the Comprehensive Land Use Plan for NAS Miramar. The noise contours and accident potential zones, and the uses and intensities that are compatible in these areas are shown in **Appendix D**.

PROPOSALS

1. Residential Densities

The following density ranges and building types are proposed to meet the goals of this Plan:

Very low-density: 0-4 dwelling units per gross acre

This density range is proposed for Lopez Ridge and the northeastern corner of the community near Canyon Hills Park. This range is generally characterized by clustered detached single-family or attached multifamily units (such as duplexes and townhomes) built on large hillside parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography and vegetation. The R1-10000 Zone or the R1-5000 Zone, if units are clustered to preserve natural open space areas, are proposed to implement this designation. The maximum four units per acre is not likely to be achieved except on lots that have large areas in slopes of less than 25 percent.

Low-density: 4-10 dwelling units per net acre

This range is characterized by single-family residential development on 5,000- to 7,000-square-foot lots, built under standard subdivision regulations. This type of development is appropriate for the flat mesa areas of the community. The R1-5000 Zone is proposed to implement this designation.

Low-medium-density: 10-15 dwelling units per net acre

The low-medium-density range will allow for multifamily development in the form of duplexes, townhouses and low-scale apartments. The relatively large sites proposed for this density will permit the design flexibility needed to ensure compatibility in scale with adjacent detached single-family development. The R-3000 Zone is proposed to implement this designation.

Medium-density: 15-30 dwelling units per net acre

This density can provide a transition in scale between the medium-high-density development near primary arterials and commercial centers and the lower density areas that are dominant in the community. Medium-density areas are located near major streets and neighborhood commercial areas. The R-2500 through the R-1500 Zones are proposed to implement this designation.



Medium-high-density: 30-45 dwelling units per net acre

This is the highest residential density range proposed in Mira Mesa. Areas designated for medium-high density consist of relatively large parcels that offer wide latitude in site design and building type. Medium-high density is proposed for sites that are convenient to freeways, major streets, public transit, commercial services, and recreational uses. The R-1250 or R-1000 Zones are proposed to implement this designation.

Mobile Homes and Modular Housing

The 286-unit mobile home park that is located on the east and west sides of Black Mountain Road, south of Mira Mesa Boulevard, should remain zoned for Mobile Home Park use.

2. Site Specific Proposals

a. Mercy Hospital Site

Mercy Hospital owns a 12-acre site on Mercy Road near I-15. This site is designated for very low-density residential development. The two properties on either side of this site are developed with multifamily units at densities of 12.5 and 18 units per net acre. Both of these projects are also designated for very low-density development, but were approved as part of larger PRDs that clustered the multifamily units on the north side of Mercy Road in exchange for lower densities and preservation of steep slopes on the south side of Mercy Road.

This Plan proposes that the Mercy Hospital site be developed at 12.5 to 18 units per acre in a manner that is compatible with the existing multifamily development. In exchange for this increased density, Mercy Hospital shall dedicate to Los Peñasquitos Canyon Preserve approximately 64 acres of a 74-acre site that is located on Mercy Road, east of I-15 in the Miramar Ranch North community. An amendment to the Plan will not be required if development of the multifamily units is tied to the Preserve dedication through the subdivision map process.

b. Sandburg Vernal Pool Site

A five-acre site, which is located adjacent to Sandburg Elementary School, is designated for very low-density residential development. This site has historically supported vernal pool habitat. Although the vernal pools have been disturbed, the extent of degradation has not been determined. It may be possible for the vernal pool habitat to re-establish if protected from human activity. Therefore, future projects should cluster development in order to minimize further impacts to the vernal pools.

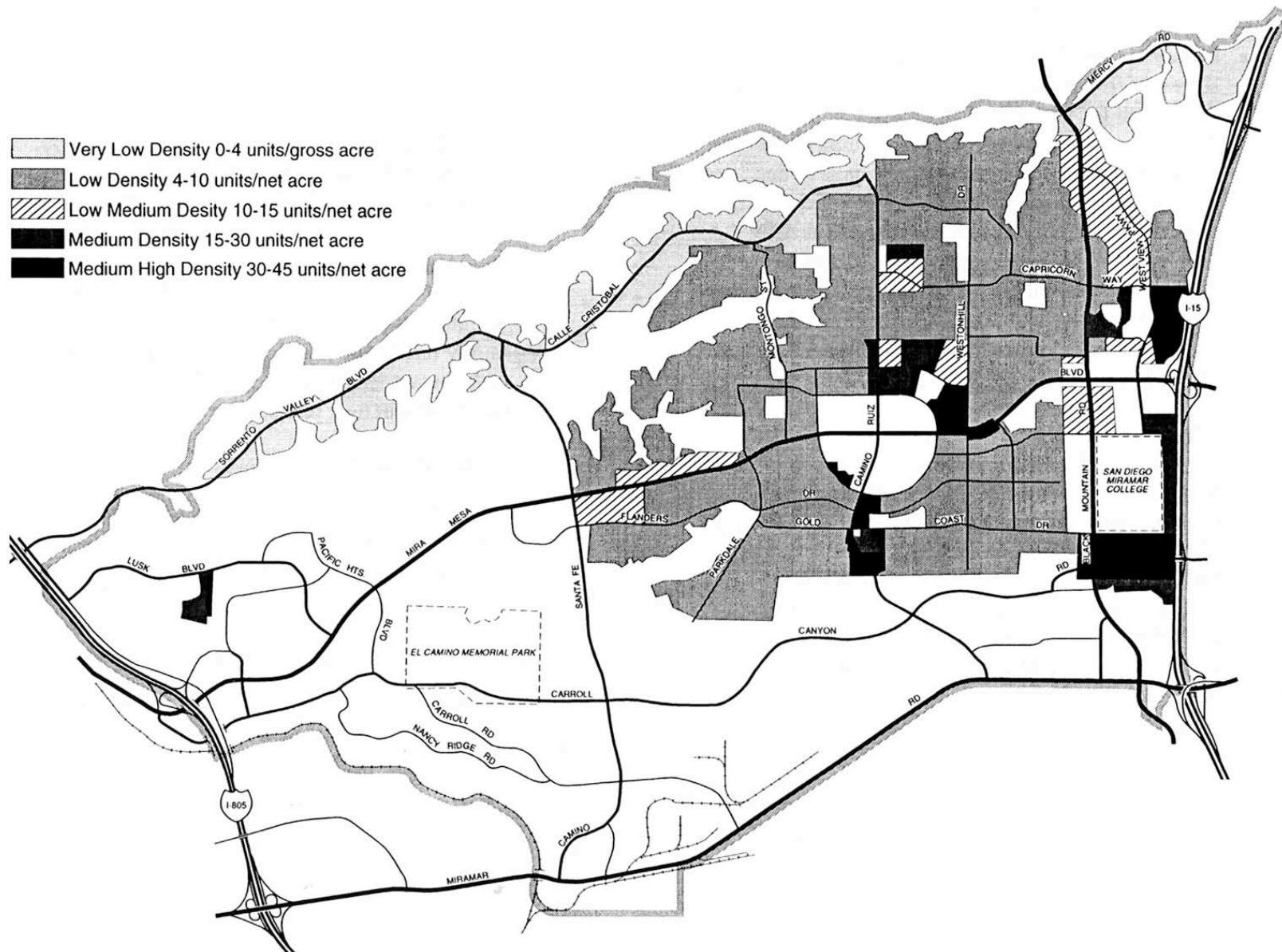
c. Interstate 15/Mira Mesa Boulevard

Approximately 66 acres located south of Mira Mesa Boulevard, west of I-15 and east of Black Mountain Road are proposed for a mix of uses, including commercial retail/entertainment/office and residential development. This Plan proposes that this site be designed to integrate the variety of uses. Multifamily residential units should be linked through pedestrian connections to the adjacent retail and entertainment uses planned for this site.

3. Buildout Projections

Based on the density ranges proposed in this Plan, Mira Mesa is projected to have approximately 28,722 dwelling units at buildout, which is estimated to occur after the year 2010.

Housing Type	Number of Units	
	December 1990	Buildout
Single-family (detached)	13,088	14,600
Multifamily (attached)	7,308	14,122
Total	20,396	28,722



Recommended Residential Densities
Mira Mesa Community Plan

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FIGURE

ACTION PLAN

Implementation Measures	Timing		Responsibility for Implementation	Source of Funding	See for More Detail
	Adopt With Plan	Within 10 Years	Within 15 Years		
Require PRDs for new residential development requiring discretionary permits to ensure consistency with citywide guidelines and the development criteria of this Plan.		●	●	Planning Department	N/A Policies 1-4
Retain Mobile Home Park Overlay Zone on existing 286-unit site on Black Mountain Road.		●	●	Planning Department, Planning Commission, City Council	N/A Proposal 1